



**Development Review (Minor)
Staff Approval**

11-MS-2016#3

**Bahia 101 Master Sign Program
Amendment**

APPLICATION INFORMATION

LOCATION: 8900 E Bahia Dr	APPLICANT: Sheri Beller
PARCEL: 217-13-007B	COMPANY: Image360
Q.S.: 36-49	ADDRESS: 8230 E Raintree Dr Ste 101 Scottsdale, AZ 85260
ZONING: I-1 PCD	PHONE: 480-368-7446

Request: Request an amendment to the Bahia 101 Master Sign Program (11-MS-2016 and 11-MS-2016#2) to modify and update the language in the written criteria, and modify sign bands on the west elevation.

STIPULATIONS

1. All building wall signs shall comply with the Bahia 101 Master Sign Program Amendment (Case# 11-MS-2016#3), submitted by Image360, and approved by City Staff on November 4, 2016.
2. Non-contiguous and contiguous building wall signs shall be allowed on the designated sign bands specified on the Sign Band Elevations (East, North, South, and West Elevations) of the Bahia 101 Master Sign Program Amendment.
 - a. The landlord shall select which tenant will be allowed a wall sign on the designated sign bands.
 - b. The tenant wall sign shall be deducted from the tenant's allowed sum total sign area in accordance with Section 8.502 of Article VIII – Sign Requirements.
3. Any modifications to the Bahia 101 Master Sign Program shall require Development Review Board or City Staff Approval.

Related Cases: 11-MS-2016#2, 11-MS-2016, 1-DR-2015

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Signs require separate application submittal, review and permits.

Submit two (2) copies of this approval letter, along with the required plans listed in the Sign Permit Application (link below) to the One Stop Shop for sign plan review for any proposed exterior building signs:

SIGN PERMIT APPLICATION



Completed Sign Permit Application: www.scottsdaleaz.gov/codes/signs

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____

Andrew Chi

Andrew Chi, Planner

Date: _____

November 4, 2016

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Web: www.scottsdaleaz.gov

Chi, Andrew

From: Tonianne Moyes <toniannem@gmail.com>
Sent: Thursday, November 03, 2016 11:56 AM
To: Chi, Andrew
Subject: Bahia 101 Master Sign Program Narrative

Andrew,

Here are the sign changes proposed for this case number 11-MS-2016 #3 for Bahia 101 Master Sign Program.

- Modifying sign band size on west elevation floor 2.
- Modifying the color requirements.
- Enhancing the construction requirements.
- Revising the sign bands on the west elevation rendering.

Can you please process this expeditiously as possible.

--

Best regards,

Tonianne Moyes
602-571-8776

MASTER SIGN PROGRAM



8900 E. Bahia Drive Scottsdale, AZ 85260

Narrative

This Master Sign Program (MSP) has been developed to ensure compatibility and consistency among all signs in the office complex located at 8900 E. Bahia Drive. It seeks to enhance the theme and image of the building by offering aesthetically pleasing and effective signage to Tenants that require increased visibility. It guarantees consistency in sign design and lighting to enhance the overall project.

Signage Requirements and Design Elements

As used herein, Tenant shall mean any business occupying a space within the building located at 8900 E. Bahia Drive. Building mounted signs shall be designed as an integral part of the building fascia in a manner that is complementary to adjacent and facing building fronts. All signage shall be installed in compliance with City of Scottsdale Sign Ordinance. ~~Tenant shall promptly repair any sign installation found to be non-compliant. Unit owners shall the right, in perpetuity, to own and install signage per the approved Master Sign Program for the project based on the size and locations as delineated herein. If a Monument Sign is erected by the Declarant or the Association, Unit Owners shall have a similar right in perpetuity to own and install signage on the Monument on a pro-rata basis based on total percentage of the gross square feet of the building.~~

Each Tenant shall be responsible for repairing its own sign installation to the extent found to be non-compliant. Each unit owner shall own and have the right to install, in perpetuity, signage in accordance with this Master Sign Program as based on the size and locations of the sign envelopes described herein. Further, if a monument or other sign is erected by the Association or Declarant, each unit owner shall have a similar right in perpetuity to own and install signage on such monument or other sign on a pro-rata basis based on the total percentage of the gross square feet of the building and the owner's unit(s). Further, sign panel locations on such monument sign shall be assigned to each unit owner based upon its location in the Building, where 3rd floor unit owners are entitled to the highest sign panel locations on such monument sign, and 1st floor unit owners are entitled to the lowest sign panel locations, etc.

WALL SIGN STANDARDS

General Description:

All Tenants shall have wall signs defined as individual reverse pan channel letters. Illumination is optional and must be halo illuminated with white LEDs. No rectangular cabinet signs will be allowed.

Sign Envelopes and Placement:

The sum total sign area per individual suite not to exceed 1 square foot of signage per each lineal foot of the longest suite frontage. Signs must not exceed 80% of the overall length and height of each individual sign envelope. All signs must be centered vertically and horizontally within the sign envelope.

~~Sign placement must strictly conform to the pre-designated sign envelopes and will be at the discretion of the Declarant. Signs that are non-contiguous to the Tenant's leased frontage will be allowed at the discretion of the Declarant and will be subject to the frontage based Sign Area Restrictions. The following table demonstrated the maximum sign band area per floor per elevation and the proposed sign band area per floor per elevation:~~

Sign placement must strictly conform to the pre-designated sign envelopes. Signs that are non-contiguous to the Tenant's leased frontage will be allowed as provided and illustrated herein, and will be subject to the frontage based Sign Area Restrictions; provided, however, that in no event will first or second floor Tenants (including owners and occupants) be permitted to install signage on the third floor designated sign areas without written permission from the third floor owner. The following table demonstrates the maximum sign band area per floor per elevation and the proposed sign band area per floor per elevation:

Elevation	Floor	Sign Envelopes, Quantity and Size	Maximum Aggregate Sign Area Allowed (Per Floor)
North	1	50 sq. ft. x 1 @ 3' x 16.67'	100 Sq. ft.
	2	50 sq. ft. x 2 @ 3' x 16.67'	
	3	50 sq. ft. x 2 @ 3' x 16.67'	
South	1	50 sq. ft. x 2 @ 3' x 16.67'	100 Sq. ft.
	2	50 sq. ft. x 2 @ 3' x 16.67'	
	3	50 sq. ft. x 2 @ 3' x 16.67'	
East	1	30 sq. ft. x 2 @ 3' x 10'	142 Sq. ft.
	2	30 sq. ft. x 2 @ 3' x 10'	
	3	68 sq. ft. x 2 @ 4' x 17'	
West	1	30 sq. ft. x 1 @ 3' x 10'	142 Sq. ft.
	2	30 sq. ft. x 4 @ 3' x 10'	
	2	30 sq. ft. x 2 @ 3' x 10'	
		82 sq. ft. x 1 @ 5' x 16' 5"	
	2-3	68 sq. ft. x 2 @ 4' x 17'	

Letter Faces>Returns:

~~Letter faces must be painted either white, black or have a brushed silver finish. Letters must have a 3" return. Return color must match the letter face.~~ Letter faces must be painted either white, black or have a brushed silver finish. Letters must have a 3" return. Custom colors may be used at the discretion of the Association. Return color must match the letter face.

Logos:

~~Tenant logos may be allowed at the discretion of the Declarant. Corporate colors may be utilized for company logos. Logos may be constructed using reverse pan channel letters or routed faces backed with plex to achieve custom colors if desired. Colored plex, translucent vinyl or pigmented vinyl overlays may be used to achieve custom colors... All colors and designs are subject to the final approval of the Declarant. Logos can be illuminated or non-illuminated.~~

Tenant logos may be allowed at the discretion of the Association. Corporate colors may be utilized for company logos. Logos may be constructed using reserve pan channel letters or routed faces backed with plex to achieve custom colors if desired. Colored plex, translucent vinyl or pigmented vinyl overlays may be used to achieve

custom colors. All colors and designs are subject to the final approval of the Association. Flat cut letters shall be allowed for small type face secondary letters where a 3" return is not feasible. Logos can be illuminated or non-illuminated.

Construction:

~~All letters and logos shall be constructed using aluminum. A minimum of .063 aluminum shall be used for all signs.~~
All letters and logos shall be constructed using aluminum. A minimum of .063 aluminum shall be used for all signs. A decorative backer plate may be allowed at the discretion of the Association. The purpose of the backer plate is to aid in the illumination of halo-lit signs on a dark colored wall.

Illumination (Optional):

All reverse pan channel letters to have only white LED illumination.

Electrical:

All signs must meet the requirements of the City of Scottsdale electrical code and be compliant with 2005 NEC specifications or more current.

Developed by:



Image360 Scottsdale
8230 E. Raintree Drive Suite 101
Scottsdale, AZ 85258
Phone 480-368-7446 Fax 480-368-7454
Email: info@image360scottsdale.com

SIGN BANDS - EAST ELEVATION

Bahia 101 - East Side



SIGN BANDS - NORTH ELEVATION

Bahia 101 - North Side



SIGN BANDS - SOUTH ELEVATION

Bahia 101 - South Side

All Bands 3' x 16.67'

310

300

200

105

101

110



Bahia 101 -West Side

4' X 17' Bands

300

New Sign Band:
5' x 16'-5" Band

Suite 210 Sign Band Deleted

200

101

3' X 10' Bands

110

105



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160410408 06/13/2016 04:15
BOOK 1276 PAGE 43
ELECTRONIC RECORDING

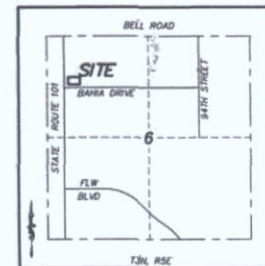
30621-6-1-1-M-
Garcia

CONDOMINIUM PLAT 8900 BAHIA OFFICE CONDOMINIUMS

A CONDOMINIUM

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: BAHIA OFFICE INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT BAHIA OFFICE INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY ESTABLISHES A CONDOMINIUM PLAT FOR "8900 BAHIA OFFICE CONDOMINIUMS", A CONDOMINIUM LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON, AND HEREBY PUBLISHES THIS PLAT AS "8900 BAHIA OFFICE CONDOMINIUMS", A CONDOMINIUM IN THE CITY OF SCOTTSDALE, ARIZONA AND DECLARES THAT SAID PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT THE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER, NAME AND DESCRIPTION GIVEN ON SAID PLAT OF THE ABOVE DESCRIBED PREMISES.

LIMITED COMMON AREAS AND COMMON ELEMENTS, WILL BE OPERATED AND MAINTAINED AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "8900 BAHIA OFFICE CONDOMINIUMS", A CONDOMINIUM TO BE RECORDED SIMULTANEOUSLY WITH THIS CONDOMINIUM PLAT.

THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICE'S MANUAL SPECIFICATIONS.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVISES TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS 16th DAY OF JUNE, 2016.

OWNER/GRANTOR: BAHIA OFFICE INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: James R. Rios

TITLE: Manager

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, 2016 BY JAMES R. RIOS

THE Manager OF BAHIA OFFICE INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY FOR AND ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC: Laurie E. Cortice

MY COMMISSION EXPIRES: JULY 2, 2018



LENDER RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDS NUMBER (MCR) 2015-0508979, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID DEDICATION AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: RLS Capital, Inc. Red Chedea
RLS CAPITAL, INC., AN ARIZONA CORPORATION AS BENEFICIARY
Vice President 6/6/2016
TITLE OR POSITION DATE

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME THIS 16th DAY OF JUNE, 2016.

Red Chedea PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF RLS CAPITAL, AS BENEFICIARY AND ACKNOWLEDGE THAT HE HAS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Vaughn Nelson MY COMMISSION EXPIRES: 10/24/19
NOTARY PUBLIC

PARENT PROPERTY LEGAL DESCRIPTION

THE SOUTH 351.00 FEET OF LOT 15, SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION AS DEDICATED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED OCTOBER 2, 2001 IN RECORDING NO. 2001-0918729.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF FUSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

NOTES

1. THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
2. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
3. UNIT BOUNDARIES FOR THE CONDOMINIUM WERE PROVIDED BY THE PROJECT ARCHITECT, PATRICK HAYES ARCHITECTURE, CITY OF SCOTTSDALE PLAN CHECK NO. 2509-10-02.
4. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE DECLARATION OF A CONDOMINIUM FOR 8900 BAHIA OFFICE CONDOMINIUMS, A CONDOMINIUM TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
5. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACES OF THE PERMETER WALLS OF THE BUILDING; A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT AND A VERTICAL PLANE RUNNING THROUGH THE EXTERIOR SURFACE OF THE PERMETER WALLS OF CORRIDORS, STAIRWAYS, RESTROOMS OR OTHER COMMON ELEMENTS AND OR LIMITED COMMON ELEMENTS; (2) THE LOWER HORIZONTAL BOUNDARY IS THE UNFINISHED SURFACE OF THE TOP OF THE FLOOR SLAB BENEATH THE UNIT; AND (3) THE UPPER HORIZONTAL BOUNDARY FOR A UNIT IS 10 FEET ABOVE THE UNFINISHED SURFACE OF THE TOP OF THE FLOOR SLAB BENEATH THE UNIT. UNIT BOUNDARIES ARE MORE FULLY DESCRIBED IN THE DECLARATION OF A CONDOMINIUM FOR 8900 BAHIA OFFICE CONDOMINIUMS, A CONDOMINIUM TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - BOUNDARY ANALYSIS
- SHEET 3 - UNIT VERTICAL BOUNDARIES AND TIES 1ST FLOOR
- SHEET 4 - UNIT VERTICAL BOUNDARIES AND TIES 2ND FLOOR
- SHEET 5 - UNIT VERTICAL BOUNDARIES AND TIES 3RD FLOOR
- SHEET 6 - UNIT HORIZONTAL BOUNDARIES

AREA TABLE

UNIT	GROSS	SHARED COMMON ELEMENT	GROSS+SHARED COMMON ELEMENT
101	4,338 SF	138/880 SF	5,218 SF
102	2,809 SF	098/610 SF	3,518 SF
110	3,286 SF	108/677 SF	3,963 SF
200	6,904 SF	218/1,422 SF	8,326 SF
210	3,587 SF	118/745 SF	4,342 SF
300	6,609 SF	208/1,354 SF	7,963 SF
310	5,374 SF	168/1,083 SF	6,457 SF
	33,013 SF	6,771 SF	39,784 SF

1ST FLOOR COMMON ELEMENT:	2,674 SF
2ND FLOOR COMMON ELEMENT:	1,728 SF
3RD FLOOR COMMON ELEMENT:	6,771 SF

OWNER

BAHIA OFFICE INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
3700 E. DOUBLE TREE RANCH ROAD, STE 120
SCOTTSDALE, ARIZONA 85258
CONTACT: JAM RIOS
PHONE: 480-292-2398

AREA

CONTAINS 104,217 SQ.FT. OR 2.392 ACRES NET

BENCHMARK

CITY OF SCOTTSDALE ALUMINUM CAP IN HANDHOLE, INTERSECTION OF HAYDEN ROAD AND BELL ROAD, WEST OF HAYDEN IN GOLF COURSE, (NOT SECTION CORNER).
ELEVATION = 1542.865 (NAD 83), ACCORDING TO THE CIVIL DESIGN PLANS PREPARED BY DESERT DEVELOPMENT ENGINEERING, LLC, CITY OF SCOTTSDALE PLAN CHECK NO. 2509-15.

BASIS OF BEARING

THE WEST LINE OF GLO LOT 15, SAID LINE BEARS NORTH 01°40' WEST.

ZONING

1-1

REFERENCE DOCUMENTS

1. BELL/001 EXECUTIVE CENTER BK 1038, PG 31
2. SCOTTSDALE/90 BUSINESS CENTER BK 771, PG 25
3. ADOT NORTHEAST OUTER LOOP PROJ 600-1-703
4. RECORD OF SURVEY BK 853, PG 06

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: James R. Rios DATE: 6/10/2016
DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 1-09-2016, AND ALL CASE RELATED STIPULATIONS.

BY: James R. Rios DATE: 6/10/2016
PLAT COORDINATOR

CERTIFICATION

- THIS IS TO CERTIFY THAT:
1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
 2. THIS PLAT WAS MADE UNDER MY DIRECTION;
 3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
 4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2016;
 5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
 6. MONUMENTS SHOWN ACTUALLY EXIST;
 7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
 8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

J. S.
JASON A. SEGHER
JASON@JASONSURVEYAZ.COM
REGISTERED LAND SURVEYOR # 35833

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85258
PHONE (480) 522-0708
WWW.JASONSURVEYAZ.COM

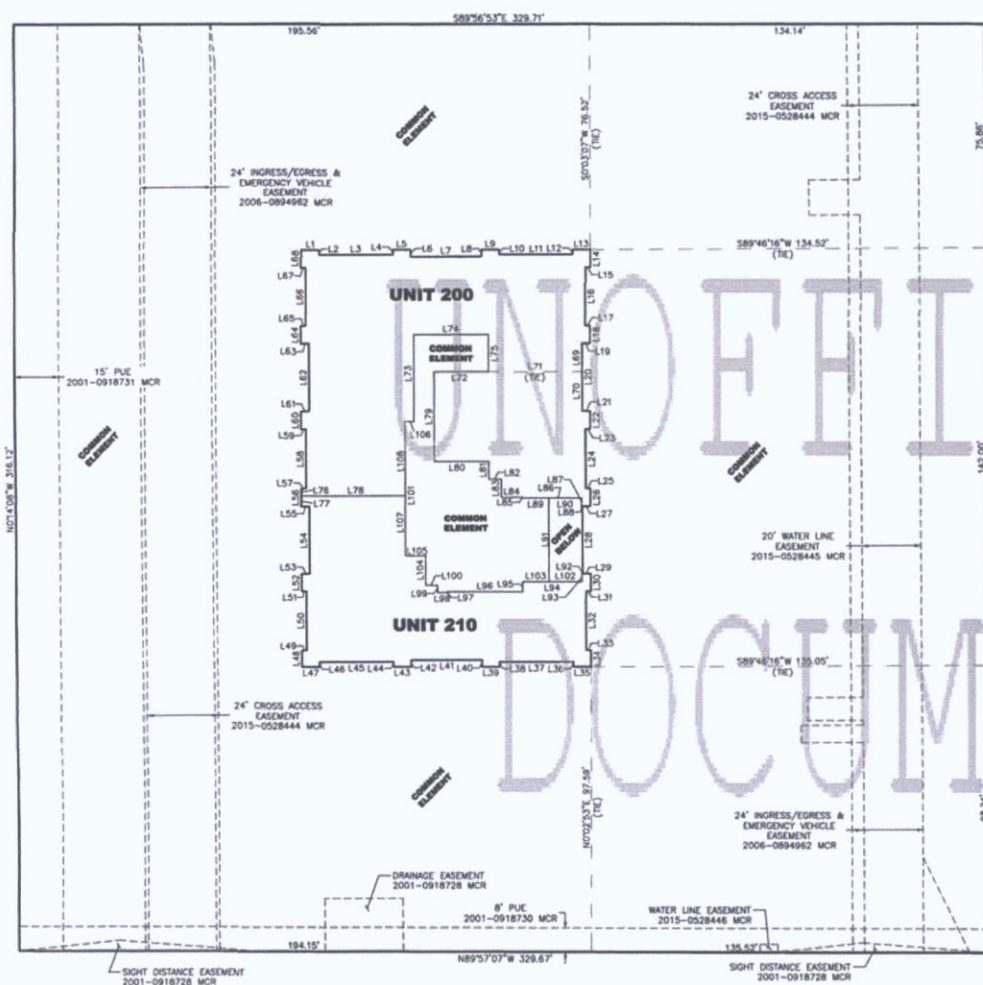


SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

CONDOMINIUM PLAT
8900 BAHIA OFFICE CONDOMINIUMS
SCOTTSDALE, ARIZONA



DRAWING NAME:
16-044CONDO.DWG
JOB NO. 2016-044
DRAWN: JAS
CHECKED: RMH
DATE: 3-15-2016
SCALE: NTS
SHEET: 1 OF 6



2ND FLOOR UNIT VERTICAL BOUNDARIES

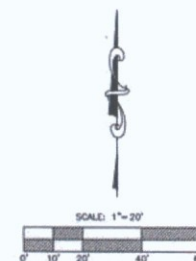
Line Table		
LINE	DIRECTION	LENGTH
L1	N89°59'07"E	6.00
L2	S00°03'3"E	1.62
L3	N89°59'07"E	25.00
L4	N00°03'3"W	1.62
L5	N89°59'07"E	6.00
L6	S00°03'3"E	2.29
L7	N89°59'07"E	24.00
L8	N00°03'3"W	2.00
L9	N89°59'07"E	6.00
L10	S00°03'3"E	1.62
L11	N89°59'07"E	25.00
L12	N00°03'3"W	1.63
L13	N89°59'07"E	6.00
L14	S00°03'3"E	6.00
L15	S89°59'07"W	2.00
L16	S00°03'3"E	10.00
L17	N89°59'07"E	1.62
L18	S00°03'3"E	6.00
L19	S89°59'07"W	2.75
L20	S00°03'3"E	23.00
L21	N89°59'07"E	2.75
L22	S00°03'3"E	1.62
L23	S89°59'07"W	1.63
L24	S00°03'3"E	20.00
L25	N89°59'07"E	1.62
L26	S00°03'3"E	6.00
L27	S89°59'07"W	2.75
L28	S00°03'3"E	23.00
L29	N89°59'07"E	2.75
L30	S00°03'3"E	6.00
L31	S89°59'07"W	1.62
L32	S00°03'3"E	20.00
L33	N89°59'07"E	10.00
L34	S00°03'3"E	6.00
L35	S89°59'07"W	6.00
L36	N00°03'3"W	1.62
L37	S89°59'07"W	25.00
L38	S00°03'3"E	1.62
L39	S89°59'07"W	6.00
L40	N00°03'3"W	2.29
L41	S89°59'07"W	2.00
L42	S00°03'3"E	24.00
L43	S89°59'07"W	6.00
L44	N00°03'3"W	1.62
L45	S89°59'07"W	25.00
L46	S00°03'3"E	1.62
L47	S89°59'07"W	6.00
L48	N00°03'3"W	6.00
L49	N89°59'07"E	1.63
L50	N00°03'3"W	2.00

Line Table		
LINE	DIRECTION	LENGTH
L51	S89S97.07W	1.63
L52	N000053.6W	6.70
L53	N89S97.07E	2.00
L54	N000053.6W	23.00
L55	S89S97.07W	2.79
L56	N000053.6W	6.00
L57	N89S97.07E	1.63
L58	N000053.6W	20.00
L59	S89S97.07W	1.83
L60	N000053.6W	6.00
L61	N89S97.07E	2.79
L62	N000053.6W	23.00
L63	S89S97.07W	2.00
L64	N000053.6W	6.00
L65	N89S97.07E	1.63
L66	N000053.6W	20.00
L67	S89S97.07W	1.63
L68	N000053.6W	6.00
L69	S000053.7E	9.64
L70	S000053.7E	15.50
L71	N89S97.07E	31.78
L72	N89S97.07E	19.48
L73	S000053.7E	28.40
L74	S89S97.07W	23.00
L75	N000053.7W	12.60
L76	S000053.7E	25.80
L77	S000053.7E	35.00
L78	N89S97.07E	3.50
L79	N000053.7W	30.30
L80	S89S97.07W	1.80
L81	N000053.7W	6.00
L82	S89S97.07W	4.22
L83	N000053.7W	6.00
L84	S89S97.07W	7.13
L85	N000053.7W	0.25
L86	S89S97.07W	20.10
L87	N000053.7W	0.26
L88	N89S97.07E	2.78
L89	N89S97.07E	8.98
L90	N89S97.07E	11.11
L91	S000053.7E	28.40
L92	N89S97.07E	0.26
L93	N000053.7W	0.28
L94	N89S97.07E	2.78
L95	N000053.7W	30.43
L96	N89S97.07E	25.60
L97	N000053.7W	0.35
L98	N89S97.07E	0.28
L99	S000053.7E	2.53
L100	N89S97.07E	2.93

Line Table		
LINE	DIRECTION	LENGTH
L101	S0°00'53"E	45.30
L102	S89°59'07"W	11.14
L103	S89°59'07"W	8.98
L104	N0°00'53"W	10.15
L105	S89°59'07"W	6.81
L106	S89°59'07"W	3.00
L107	S0°00'53"E	20.30
L108	S0°00'53"E	25.00

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160410408 06/13/2016 04:51
BOOK 1276 PAGE 43
ELECTRONIC RECORDING

30621-6-1-1-M-
Garcia



UNIT	GROSS	SHARED COMMON ELEMENT	GROSS+SHARED COMMON ELEMENT
101	4,336 SF	13K/860 SF	5,216 SF
102	2,965 SF	59K/610 SF	3,515 SF
110	3,286 SF	10K/677 SF	3,963 SF
200	6,904 SF	21K/1,422 SF	8,326 SF
210	5,587 SF	11K/745 SF	6,332 SF
300	6,609 SF	20K/1,516 SF	7,963 SF
310	3,374 SF	16K/1,083 SF	4,457 SF
	35,053 SF	6,771 SF	38,784 SF
1ST FLOOR COMMON ELEMENT:		2,674 SF	
2ND FLOOR COMMON ELEMENT:		2,371 SF	
3RD FLOOR COMMON ELEMENT:		1,726 SF	
		6,771 SF	

7201 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SUGSURVEYAZ.COM

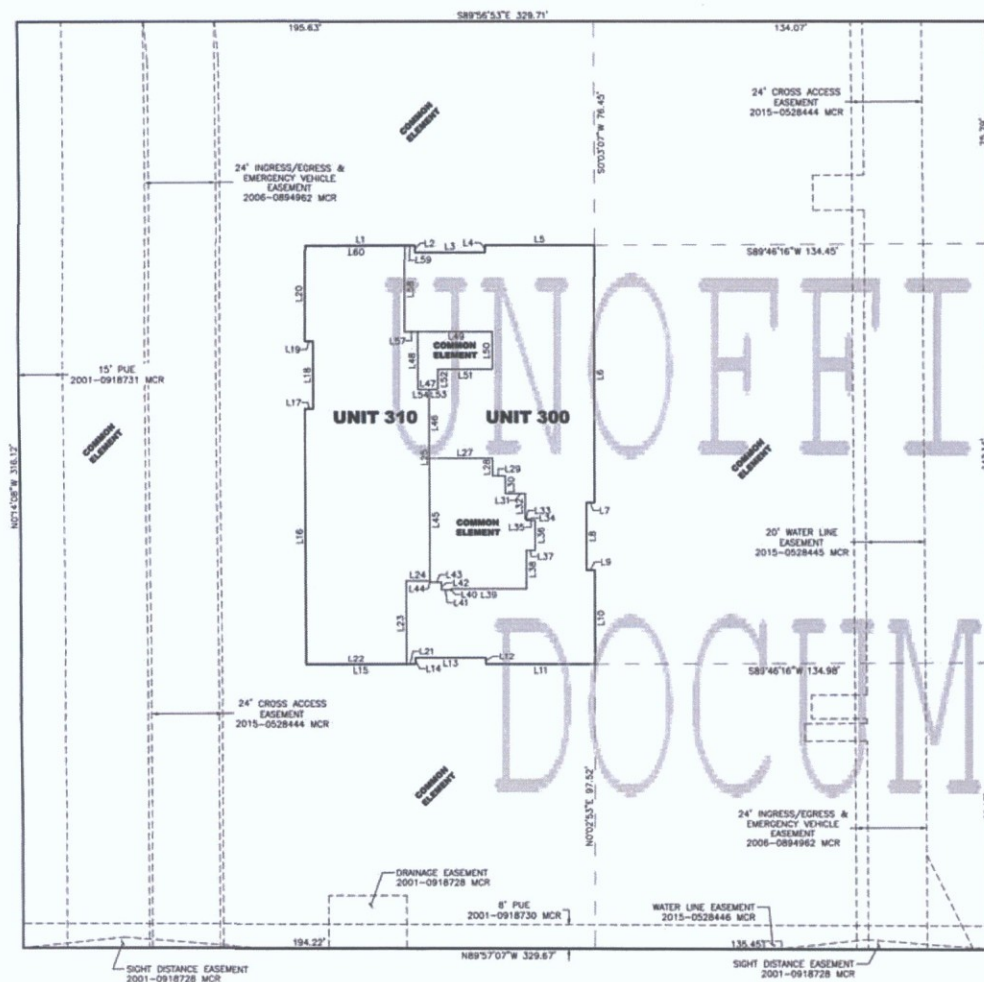


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GROUP, INC.

CONDOMINIUM PLAT
8900 BAHIA OFFICE CONDOMINIUMS
SCOTTSDALE, ARIZONA



DRAWING NAME:
16-044CONDO.DWG
JOB NO. 2016-044
DRAWN: JAS
CHECKED: RMH
DATE: 3-15-2016
SCALE: 1"=20'
SHEET: 4 OF 6



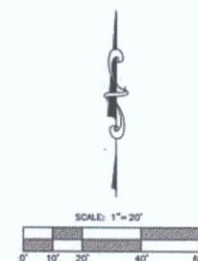
3RD FLOOR UNIT VERTICAL BOUNDARIES

Line Table		
LINE	DIRECTION	LENGTH
L1	N89S07.7E	37.15
L2	S00S03.2E	2.36
L3	N89S07.7E	23.85
L4	N00S03.3W	2.36
L5	N89S07.7E	37.14
L6	S00S03.2E	87.14
L7	S89S07.7W	2.82
L8	S00S03.2E	2.82
L9	N89S07.7E	2.82
L10	S00S03.2E	32.14
L11	S89S07.7W	37.14
L12	N00S03.3W	2.36
L13	S89S07.7W	23.86
L14	S00S03.3E	2.36
L15	S89S07.7W	37.14
L16	N00S03.3W	87.14
L17	N89S07.7E	2.82
L18	N00S03.3W	2.82
L19	S89S07.7W	2.82
L20	N00S03.3W	32.14
L21	S89S07.7W	3.07
L22	S89S07.7W	34.07
L23	N00S03.3W	28.57
L24	N89S07.7E	8.01
L25	N00S03.3W	65.05
L26	NOT USED	
L27	N89S07.7E	21.48
L28	S00S03.2E	6.02
L29	N89S07.7E	4.22
L30	S00S03.2E	6.27
L31	N89S07.7E	6.79
L32	S00S03.2E	8.35
L33	N89S07.7E	0.60
L34	S00S03.2E	0.48
L35	N89S07.7E	0.96
L36	S00S03.2E	10.21
L37	S89S07.7W	9.88
L38	S00S03.2E	12.86
L39	S89S07.7W	25.66
L40	S00S03.2E	0.55
L41	S89S07.7W	3.24
L42	N00S03.3W	2.95
L43	S89S07.7W	3.57
L44	N00S03.3W	42.01
L45	N00S03.3W	0.45
L46	S00S03.2E	23.49
L47	S89S07.7W	6.81
L48	N00S03.3W	19.41
L49	N89S07.7E	25.27
L50	S00S03.2E	12.28

Line Table		
LINE	DIRECTION	LENGTH
L51	S89°59'07"W	18.46
L52	N0°00'53"E	6.81
L53	S89°59'07"W	3.00
L54	S89°59'07"W	3.81
L55	NOT USED	
L56	NOT USED	
L57	S89°59'07"W	4.45
L58	S0°00'53"E	4.45
L59	N89°59'07"E	29.13
L60	N89°59'07"E	33.82

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MARICOPA COUNTY RECORDER
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BOOK 1276 PAGE 43
ELECTRONIC RECORDING

30621-6-1-1-M-
Garcia



UNIT	GROSS	SHARED COMMON ELEMENT	GROSS/SHARED COMMON ELEMENT
101	4,338 SF	131/680 SF	5,218 SF
105	2,805 SF	602/618 SF	3,515 SF
110	3,286 SF	102/677 SF	3,963 SF
200	6,604 SF	211/1,424 SF	8,326 SF
210	3,587 SF	111/740 SF	4,122 SF
300	9,609 SF	210/1,352 SF	9,793 SF
310	5,174 SF	161/1,083 SF	6,457 SF
	33,013 SF	8,771 SF	35,784 SF
1ST FLOOR COMMON ELEMENT:		2,674 SF	
2ND FLOOR COMMON ELEMENT:		2,371 SF	
3RD FLOOR COMMON ELEMENT:		1,728 SF	
		6,773 SF	

DRAWING NAME:
16-044CONDO.DWG
JOB NO. 2016-044
DRAWN: JAS
CHECKED: RMH
DATE: 3-15-2016
SCALE: 1"=20'
SHEET: 5 OF 6

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
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Land Surveying Services

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SCOTTSDALE, ARIZONA



PLAN CHECK # 2255-16

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

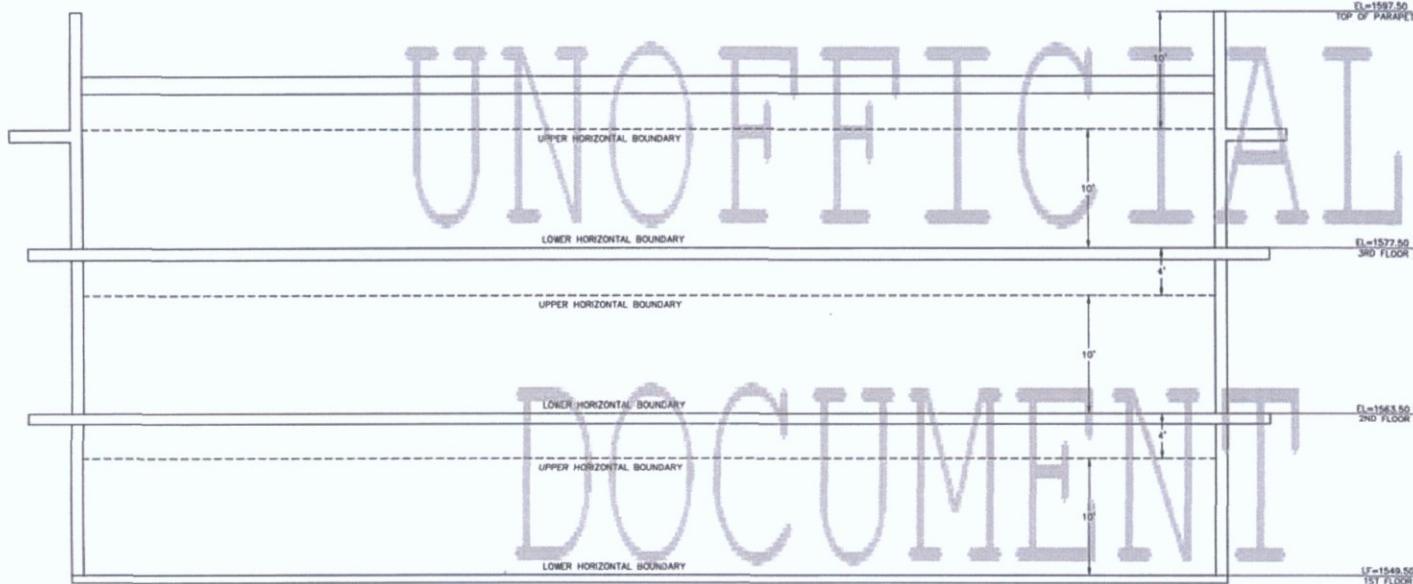
30621-6-1-1-M-
Garciae

7201 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0700
FAX (480) 922-0701
WWW.SOSURVEYAZ.COM

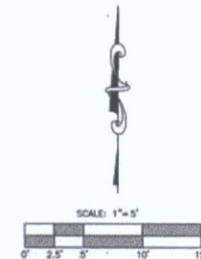


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SCOTTSDALE, ARIZONA



UNIT HORIZONTAL BOUNDARIES



DRAWING NAME:
16-044CONDO.DWG
JOB NO. 2016-044
DRAWN: JAS
CHECKED: RMH
DATE: 3-15-2016
SCALE: 1"=5'
SHEET: 6 OF 6

PLAN CHECK # 2255-16

Site Photographs

West Elevation



South Elevation



East Elevation



North Elevation



Chi, Andrew

From: Jim Riggs <hoyatrojan@aol.com>
Sent: Monday, June 27, 2016 1:12 PM
To: Tonianne Moyes
Cc: Brad Beller
Subject: Re: MSP for Final Review

Approved by me. Jim

Riggs Sent from my

iPhone

On Jun 27, 2016, at 1:07 PM, Tonianne Moyes <toniannem@gmail.com> wrote:

Jim,

Please reply to this email saying you approve of the MSP attached.

Thanks,

Tonianne

On Mon, Jun 27, 2016 at 12:48 PM, Brad Beller <brad@image360scottsdale.com> wrote:

Your message is ready to be sent with the following file or link

attachments: 8900 MSP June 27 16.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

--

Best regards,

Tonianne
Moyes 602-
571-8776



Pre -Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.


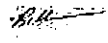
In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>The Office 101</u>	
Property's Address: <u>8900 E. Bahia Dr. Scottsdale 85260</u> APN: _____	
Property's Zoning District Designation: _____	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Jim Riggs</u>	Applicant: <u>Brad Beller</u>
Company: <u>Platinum Advisors</u>	Company: <u>Image360</u>
Address: <u>8900 E. Bahia Dr. Scottsdale 85260</u>	Address: <u>8230 E. Raintree Dr. #101 Scottsdale 85260</u>
Phone: <u>602-292-2398</u> Fax: _____	Phone: <u>480-368-7446</u> Fax: _____
E-mail: <u>hoyatrojan@aol.com</u>	E-mail: <u>brad@image360scottsdale.com</u>
Owner Signature <u></u>	Applicant Signature <u></u>
Official Use Only Submittal Date: _____	Application No.: _____ -PA- _____
Project Coordinator: _____	

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre -Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input checked="" type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

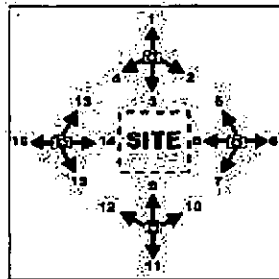
☒ Pre-Application Fee: \$ _____

☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- ☒ Photos shall be provided 8 ½ x 11 paper, max. two per page.



☒ The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.

☒ Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Barton, Wayland

From: Projectinput
Sent: Wednesday, November 02, 2016 1:11 PM
To: Projectinput
Subject: Online Pre-Application Submitted (872-PA-2016)



Pre-Application Number: **872-PA-2016**

Project Name: **The Office 101**

Location: **8900 E BAHIA DR**

Contact Name: **Sheri Beller**

Contact Phone: **(480) 368-7446**

Contact Email: sheri@image360scottsdale.com



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